



Church Street, Tisbury

£350,000

# Church Street, Tisbury, Wiltshire SP3 6NH

- Period Property Located in Sought After Village
- Within Close Proximity to Local Amenities and Train Station
- Beautifully Presented Throughout ·Large Open Plan Living Area
- Two Bedrooms Plus Additional Loft Room ·Pleasant Outlook Towards the Churchyard
- Rear Garden with Ease of Maintenance in Mind ·EPC: Exempt.

## DESCRIPTION

A beautifully presented Grade II listed terraced house located in the centre of the sought after village of Tisbury, perfect for those looking to be close to local amenities and the mainline train station.

The accommodation which has been enhanced by the current owner includes a large open plan living area, two bedrooms, a further loft room currently used as a spacious double bedroom, and a family bathroom.

Externally there is a private rear garden.

## LOCATION

Tisbury, is the largest village in Wiltshire's Nadder Valley and is located to the west of the Cathedral City of Salisbury. The village benefits from a railway station which is on the main line between Exeter and London Waterloo. Tisbury has an excellent range of amenities, including a butcher, a coffee shop, a delicatessen and a florist. There is also a post office, a gallery and art centre, a doctors' surgery, a dentist, a leisure centre and a recreation ground. There are several local community groups.

In addition, the village has an excellent school in St John's Primary and many very well thought of independent and grammar schools within the local area.

Since 2014 Tisbury has been voted within the Top 5 villages outside London according to the Sunday Times.

A303 (London/Exeter) 6m, Shaftesbury 10m, Salisbury 14m. Trains: Tisbury (London Waterloo 110m), Salisbury (London Waterloo 85 mins).



## SERVICES

The property is connected to mains electricity, water and drainage. Heating is electric.

## LOCAL AUTHORITY

Wiltshire Council Tax Band B.

## TENURE

Freehold





## OUTSIDE

The property is accessed directly off of Church Street, considered one of the easier walks to the High Street.

The rear garden can be accessed from the kitchen where you step out into a small courtyard. Steps then lead you up into the main garden where there is a patio perfect for the garden furniture, an area laid to Astro turf for ease of maintenance, and further gravelled seating area at the top of the garden bordered by colourful planting.

The garden is enclosed by wooden panel fencing, stone walling and mature hedging. There is an access across the neighbours so you do not need to go through the house. A neighbour also has access across this property, although the current owner has said this has never been used.

## STAMP DUTY

To calculate the stamp duty payable on this property visit [www.hmrc.gov.uk/tools/sdlit/land-and-property.htm](http://www.hmrc.gov.uk/tools/sdlit/land-and-property.htm)

## VIEWINGS

Strictly by appointment, only with Boatwrights.

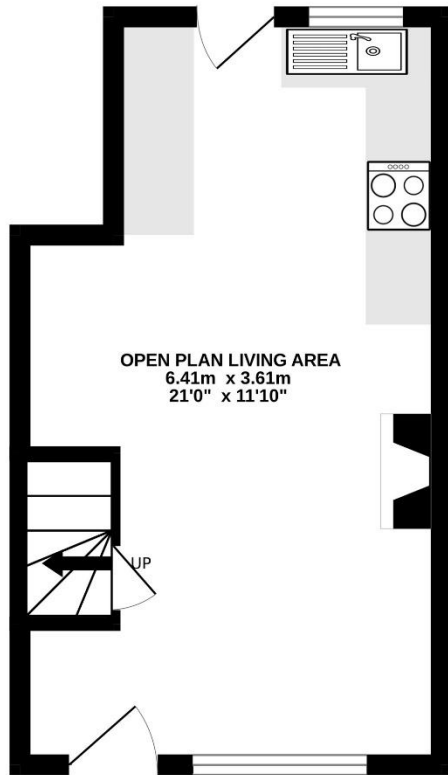
Please do get in touch to ask us about our 'Safe Viewings Guidelines'

01747 859 359. [www.boatwrights.co.uk](http://www.boatwrights.co.uk).

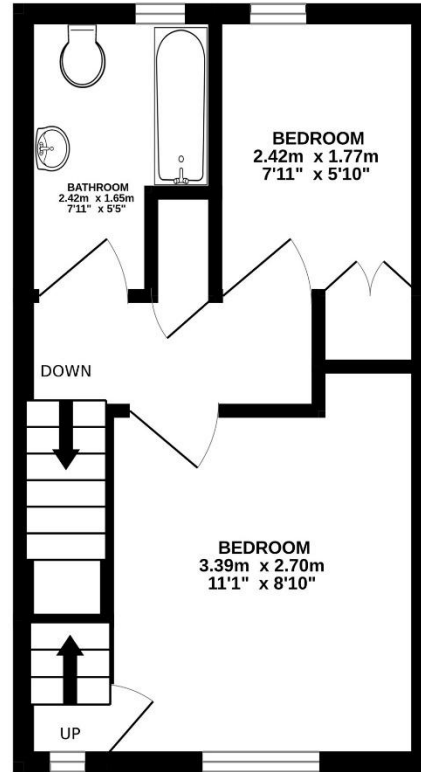




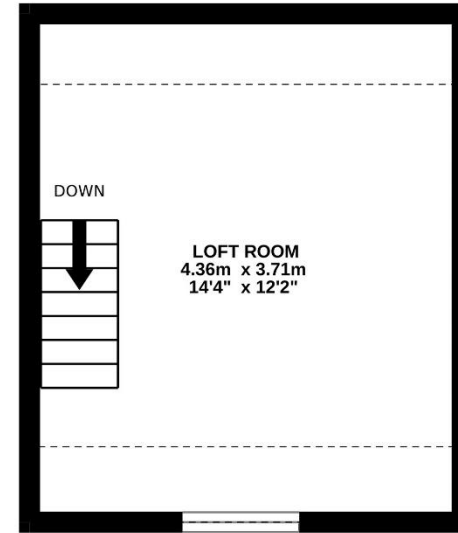
**GROUND FLOOR**  
21.3 sq.m. (229 sq.ft.) approx.



**1ST FLOOR**  
21.9 sq.m. (236 sq.ft.) approx.



**2ND FLOOR**  
16.2 sq.m. (174 sq.ft.) approx.



**TOTAL FLOOR AREA : 59.3 sq.m. (639 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate.

02 June 2023